

BLUE BALL PROPERTIES MASTER PLAN



Recreation/Historic Preservation Technical Committee Meeting November 3, 1999



Schedule

Blue Ball Properties Master Plan **Draft Schedule** Aus Baut Det Box Des Jan Felt Mar Kan Mac Jun Jul Aus Sep Uch REASON TATION TO ANNUAL ann. Dreinstein. more contracts (senting) 1. It fit. Studies and Analysis. 2. Preliminary Concepts: 2. Proficingly Allemative, Revelopment 4. All contine A ranges and Engineering. P ... 9 a. Environmental Documentation 6. Public Coordination Events. PARK PLANNING 1. Concept Plan. Decree of the 2 Missier Flag 3 Exploratory Sketch Plan. 4 Pretiminary Plan (1 needed) 5. Record Han PLEUG MYDDYEMEKTYCE CPCINYTICK 1. Iranaportation Committee 2. Decreation/Historic Preservation Committee. 3. Technical Doording on Group 1. lown Meeting:



Assumptions/Preliminary Conclusions

- Provide Conservation Areas with wildlife habitat enhancement.
- Provide for **Storm Water Management** (east and west of 202).
- Provide Wetland Mitigation (east and west of 202)
- Provide Greenway Crossing of 202.
- Restore and re-use historic
 Blue Ball Barn.
- Design Park Roads that provide access to the park and accommodate local traffic.



Issues

- · Rock Manor Golf Course
- Reservoir Expansion
- Active Recreation Fields



Issues/Options

Rock Manor Golf Course Options

- a. Add 2 holes
- b. Add 2 holes and practice/teaching facility
- c. No expansion



Issues/Options

Reservoir Expansion Options

- a. Maximum storage on each side of 202
- b. Storage only on east side of 202
- c. No reservoir expansion



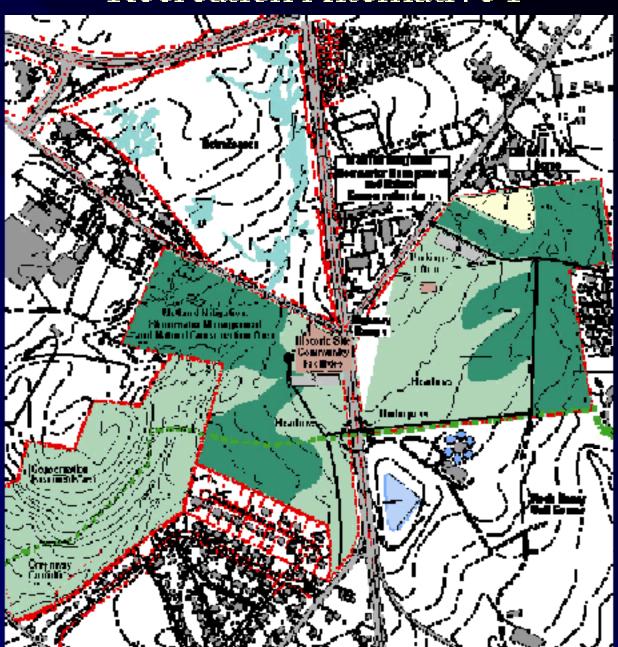
Issues/Options

Active Recreation Fields Options

- a. Modest Program
- b. Medium Program
- c. Maximum program (with golf expansion)



Recreation Alternative I

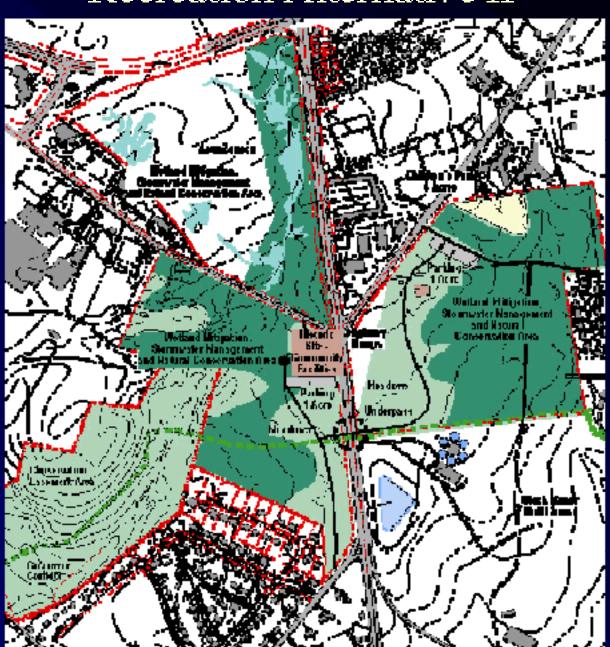


ALTERNATIVE 1 REVISED (MAXIMUM CONSERVATION)

Golf Course		Alapocas	Weldin
Existing Golf Course to remain	117 acres		
Children's Park	4 acres		4
Historic Building Enclave	3 acres	3	
Park Circulation	18 acres	б	12
Roadway Improvements-Highway Ra	mps 4 acres		4
Stormwater Management, Wetland ar	ıd		
other Natural Conservation Areas	123 acres	54	69
Alapocas Natural Conservation			
Easement Area	70 acres		
Total	339 acres	63	89



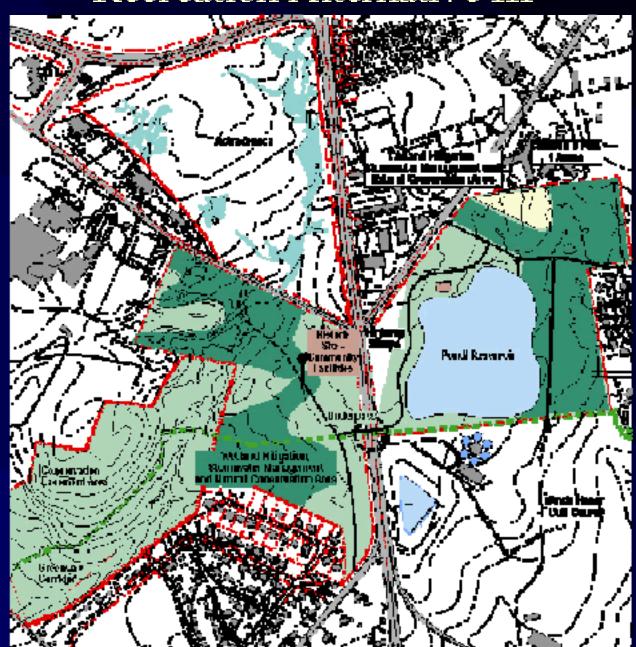
Recreation Alternative II



ALTERNATIVE 2 REVISED (Maximum Conservation including AZ site)

Golf Course		Alap oca s	Weldin	
Existing Golf Course to remain	117 acres			
Playfields, Playground				
Children's Park	4 acres		4	
Historic Building Enclave	3 acres	3		
Park Circulation	18 acres	б	12	
Roadway Improvements-Highway Ran	ips 4 acres		4	
Stormwater Management, Wetland and	i			
other Natural Conservation Areas	123 acres	54	69	
Alapocas Natural Conservation				
Easement Area	70 acres			
Total	339 acres	63	89	W

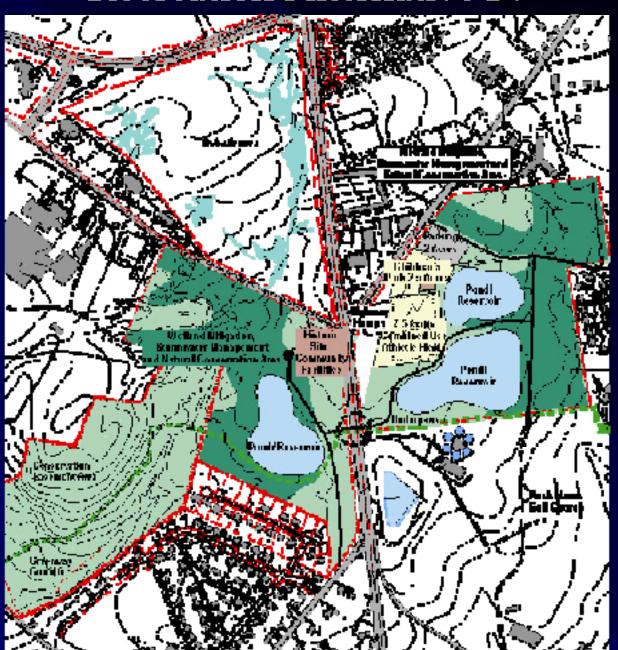
Recreation Alternative III



ALTERNATIVE 3 REVISED (Maximum Conservation with Weldin Pond/Reservoir)

Golf Course		Alapocas	Weldin
Existing Golf Course to remain	117 acres		
Playfields, Playground			
Children's Park	4 acres		4
Historic Building Enclave	3 acres	3	
Park Circulation	18 acres	б	12
Roadway Improvements-Highway Ram	ps 4 acres		4
Stormwater Management, Wetland and			
other Natural Conservation Areas	91 acres	54	37
Pond/Reservoir	32 acres		32
Alapocas Natural Conservation			
Easement Area	70 acres		
Total	339 acres	63	89

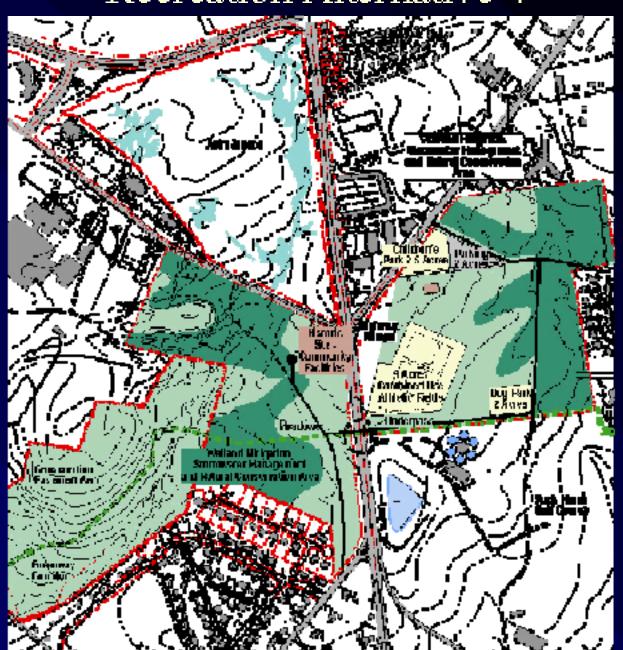
Recreation Alternative IV



ALTERNATIVE 4 REVISED (East and West Reservoirs, Conservation and Athletic Fields)

Golf Course		Alap oca s	Weldin	
Existing Golf Course to remain	117 acres			
Playfields, Playground				
Combined Use Athletic Fields	7.5 acres		7.5	
Children's Park	2.5 acres		2.5	
Historic Building Enclave	3 acres	3		
Park Circulation	18 acres	б	12	
Roadway Improvements-Highway Ramp	s 4 acres		4	
Stormwater Management, Wetland and				
other Natural Conservation Areas	85 acres	43	42	
Pond/Reservoir	32 acres	11	21	
Alapocas Natural Conservation				
Easement Area	70 acres			
Total	339 acres	63	89	WRT

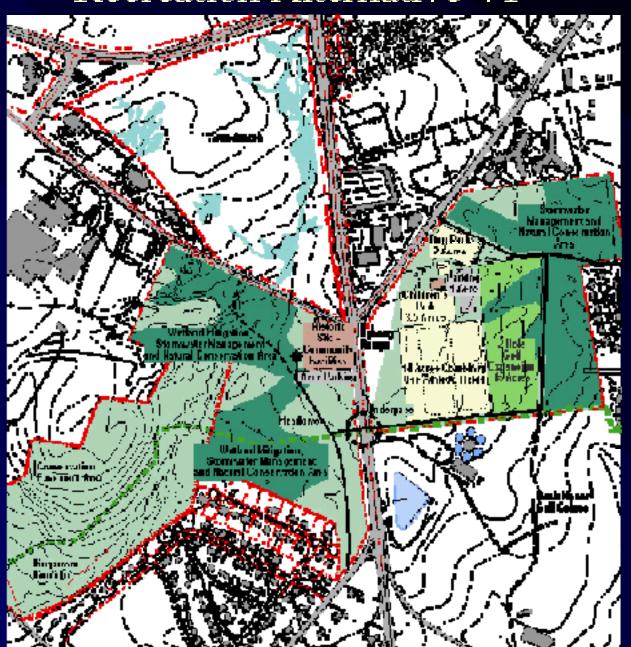
Recreation Alternative V



ALTERNATIVE 5 REVISED (Conservation and Minor Athletic Fields)

Golf Course		Alap oca s	Weldin	
Existing Golf Course to remain	117 acres			
Playfields, Playground				
Combined Use Athletic Fields	9 acres		9	
Children's Park	2.5 acres		2.5	
DogPark	2 acres		2	
Historic Building Enclave	3 acres	3		
Park Circulation	18 acres	б	12	
Roadway Improvements-Highway Ram	ps 4 acres		4	
Stormwater Management, Wetland and				
other Natural Conservation Areas	113.5 acres	54	59.5	
Alapocas Natural Conservation				
Easement Area	70 acres			
Total	339 acres	63	89	V

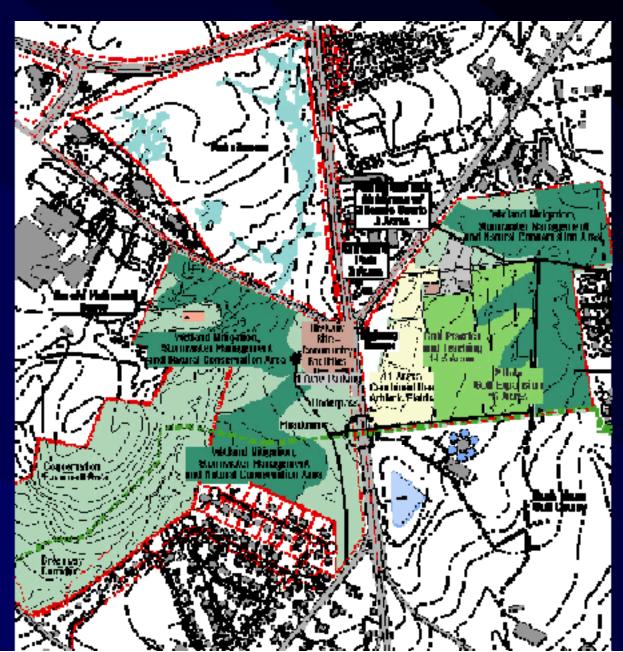
Recreation Alternative VI



ALTERNATIVE 6 REVISED (Athletic Fields and 2-Hole Golf Expansion)

Golf Course		Alap oca s	Weldin	
Expand existing course (15 acres)	132 acres		15	
Playfields, Playground				
Tennis	0.5 a cres		0.5	
Combined Use Athletic Fields	14 acres		14	
Children's Park	3.5 acres		3.5	
DogPark	2acres		2	
Historic Building Enclave	3 acres	3		
Park Circulation	18 acres	б	12	
Roadway Improvements-Highway Ramp	s 4 acres		4	
Stormwater Management, Wetland and				
other Natural Conservation Areas	92 acres	54	38	
Alapocas Natural Conservation				
Easement Area	70 acres			W
Total	330 a mos	63	80	-

Recreation Alternative VII



ALTERNATIVE 7 REVISED (Maximum Golf Improvements, Clubhouse and Athletic Fields)

Golf Course		Alapocas	Weldin
Exp and existing course (15 acres)	132 acres		15
Golf Practice and Teaching Range	145 acres		14.5
Playfields, Playground			
Combined Use Athletic Fields	11 acres		11
Tennis-2courts+club house+parking	3 acres		3
Child ren's Park	3 acres		3
Historic Building Enclave	3 acres	3	
Park Circulation	18 acres	6	12
Roadway Improvements-Highway Ramp	s 4 acres		4
Stormwater Management, Wetland and			
other Natural Conservation Areas	80 5 acres	54	26.5
Alap ocas Natural Conservation			
Easement Area	70 acres		
Total	339 acres	63	89